



ENERGY STAR® Application for Certification

85

ENERGY STAR®
Score¹

Wyndham Boston Beacon Hill

Registry Name: Wyndham Boston Beacon Hill

Property Type: Hotel

Gross Floor Area (ft²): 224,602

Built: 1968

For Year Ending: 02/28/2017²

Date Application Becomes Ineligible: 06/28/2017



Please use the [Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings](http://www.energystar.gov/lpguide) for reference in completing this checklist.
(<http://www.energystar.gov/lpguide>).

Property & Contact Information

Property Address

Wyndham Boston Beacon Hill
5 Blossom Street
Boston, Massachusetts 02114

Property ID: 2384757

Boston Energy Reporting ID:
0300660002

Property Owner

FelCor Hotel Asset Company, L.L.C.
125 E. John Carpenter Freeway
Suite 1600
Irving, TX 75062
() -

Primary Contact

Jason Thompson
11675 Great Oaks Way
Suite 350
Alpharetta, GA 30022
6788294022
jthompson@burtonenergygroup.com

1. Review of Whole Property Characteristics

Basic Property Information

1) Property Name for Registry: Wyndham Boston Beacon Hill

Is this the official name to be displayed in the [Registry of ENERGY STAR Certified Buildings and Plants](#)?

☒ Yes

☐ No

If "No", please specify: _____

2) Property Type: Hotel

Is this an accurate description of the primary use of this property?

☒ Yes

☐ No

3) Location:

5 Blossom Street
Boston, Massachusetts 02114

☒ Yes ☐ No

Is this correct and complete?

4) Gross Floor Area: 224,602 ft²

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

5) Average Occupancy (%) (b) (4)

Is this occupancy percentage accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

6) Number of Buildings: 1

Does this number accurately represent all structures?

☒ Yes ☐ No

Notes: Actual occupancy from March 2016 to February 2017 was (b) (4) %.

Indoor Environmental Standards

1) Ventilation for Acceptable Indoor Air Quality

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

☒ Yes ☐ No

2) Acceptable Thermal Environmental Conditions

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

☒ Yes ☐ No

3) Adequate Illumination

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

☒ Yes ☐ No

Notes:

2. Review of Property Use Details

Hotel: Hotel

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 224,602

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) Number of Rooms: (b) (4)

Is this the total number of rooms at the property, including occupied rooms, non-occupied rooms, rooms in the process of being renovated and rooms for permanent house/administrative use? This number will often be included in promotional and marketing materials.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Cooking Facilities: 100% Yes

Is this the correct answer to whether the property has a commercial cooking area designed to provide and serve food to occupants and/or visitors? Commercial kitchens include restaurants and cafeterias, but not employee break room kitchens.

☒ Yes ☐ No

★ 5) Number of Commercial Refrigeration/Freezer Units: (b) (4)

Is this the sum of the Number of Open or Closed Refrigeration/Freezer Units and the total Number of Walk-in Refrigeration/Freezer Units, plus any Ice Makers? Number of Open or Closed Refrigeration/Freezer Units is the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines. The Number of Walk-in Refrigeration/Freezer Units is the total count of walk-in units at the property. Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.

☒ Yes ☐ No

★ 6) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes☐ No

★ 7) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment?

☒ Yes☐ No

This includes all types of cooling from central air to individual window units.

Notes:

Swimming Pool: Swimming Pool

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Approximate Pool Size: Recreational (20 yards x 15 yards)

Is this the approximate size of either indoor or outdoor swimming pools? Many pools have unique/nonstandard shapes. You should select the size that is closest to the pool's size.

☒ Yes☐ No

★ 2) Location of Pool: Outdoor

Is this the location of the pool?

☒ Yes☐ No

Notes:

3. Review of Energy Consumption

Data Overview

Site Energy Use Summary

Electric - Grid (kBtu)

Natural Gas (kBtu)

Total Energy (kBtu)

(b) (4)

15,533,362.5

Energy Intensity

Site (kBtu/ft²)Source (kBtu/ft²)

69.2

147.7

National Median Comparison

National Median Site EUI (kBtu/ft²)National Median Source EUI (kBtu/ft²)

% Diff from National Median Source

EUI

103.4

220.9

-33.1%

Emissions (based on site energy use)

Greenhouse Gas Emissions (Metric

Tons CO₂e)

1,086

Power Generation Plant or Distribution Utility:
NSTAR Co [Eversource Energy]

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4)	Natural Gas	12/06/2007	In Use	Wyndham Boston Beacon Hill
	Electric	11/30/2007	In Use	Wyndham Boston Beacon Hill
	Electric	12/25/2007	In Use	Wyndham Boston Beacon Hill
	Natural Gas	12/07/2007	In Use	Wyndham Boston Beacon Hill

Total Energy Use

☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

Additional Fuels

☒ Yes ☐ No

Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

On-Site Solar and Wind Energy

☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes:

Natural Gas Meter: (b) (4) (therms)

Associated With: Wyndham Boston Beacon Hill

Start Date	End Date
02/02/2016	03/03/2016
03/03/2016	04/05/2016
04/05/2016	05/05/2016
05/05/2016	06/04/2016
06/04/2016	07/06/2016
07/06/2016	08/04/2016
08/04/2016	09/01/2016
09/01/2016	10/04/2016
10/04/2016	11/02/2016
11/02/2016	12/05/2016
12/05/2016	01/04/2017
01/04/2017	02/01/2017
02/01/2017	03/02/2017

Usage

(b) (4)

Total Consumption (therms):**Total Consumption (kBtu (thousand Btu)):****Total Energy Consumption for this Meter**☒ Yes☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Electric Meter: (b) (4) kWh (thousand Watt-hours))

Associated With: Wyndham Boston Beacon Hill

Start Date	End Date
02/01/2016	03/01/2016
03/01/2016	03/30/2016
03/30/2016	04/30/2016
04/30/2016	05/31/2016
05/31/2016	06/29/2016
06/29/2016	07/31/2016
07/31/2016	08/30/2016

Usage

(b) (4)

Green Power?

No

No

No

No

No

No

No

Start Date	End Date	Usage	Green Power?
08/30/2016	09/27/2016	(b) (4)	No
09/27/2016	10/31/2016		No
10/31/2016	11/30/2016		No
11/30/2016	01/02/2017		No
01/02/2017	01/31/2017		No
01/31/2017	03/01/2017		No
		Total Consumption (kWh (thousand Watt-hours)):	(b) (4)
		Total Consumption (kBtu (thousand Btu)):	

Total Energy Consumption for this Meter
☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Electric Meter: (b) (4) (kWh (thousand Watt-hours))

Associated With: Wyndham Boston Beacon Hill

Start Date	End Date	Usage	Green Power?
02/25/2016	03/25/2016	(b) (4)	No
03/25/2016	04/25/2016		No
04/25/2016	05/25/2016		No
05/25/2016	06/25/2016		No
06/25/2016	07/25/2016		No
07/25/2016	08/25/2016		No
08/25/2016	09/25/2016		No
09/25/2016	10/25/2016		No
10/25/2016	11/25/2016		No
11/25/2016	12/25/2016		No
12/25/2016	01/25/2017		No
01/25/2017	02/25/2017		No
02/25/2017	03/25/2017		No

Total Consumption (kWh (thousand Watt-hours)):

Total Consumption (kBtu (thousand Btu)):

(b) (4)

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Natural Gas Meter (b) (4) (therms)

Associated With: Wyndham Boston Beacon Hill

Start Date	End Date
02/02/2016	03/03/2016
03/03/2016	04/05/2016
04/05/2016	05/05/2016
05/05/2016	06/04/2016
06/04/2016	07/06/2016
07/06/2016	08/04/2016
08/04/2016	09/01/2016
09/01/2016	10/04/2016
10/04/2016	11/02/2016
11/02/2016	12/05/2016
12/05/2016	01/04/2017
01/04/2017	02/06/2017
02/06/2017	03/02/2017

Usage

(b) (4)

Total Consumption (therms):

Total Consumption (kBtu (thousand Btu)):

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:**4. Signature & Stamp of Verifying Licensed Professional**

Patrick Maher (Name) visited this site on 1/27/2017 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

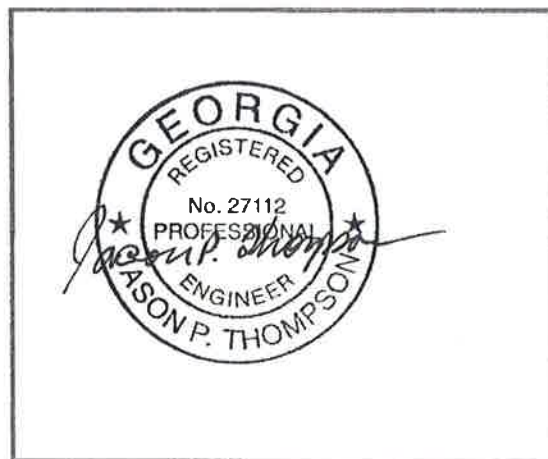
Signature: Jason P. Thompson Date: 4/18/2017

Licensed Professional

License: 27112 in GA

License: 32093 in CA

Jason Thompson
11675 Great Oaks Way
Suite 350
Alpharetta, GA 30022
6788294022
jthompson@burtonenergygroup.com

**Professional Engineer Stamp**

NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (February 28, 2017) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager):

Charles N. Nye Date: 4-20-17

Signatory Name: Charles N. Nye

Property Owner: FelCor Hotel Asset Company, L.L.C.